



EAST PRESTON PARISH COUNCIL

Council Office, 122 Sea Road, East Preston, West Sussex. BN16 1NN

Tel: 01903 770050

<http://eastpreston-pc.gov.uk>

Email: clerk@eastpreston-pc.gov.uk

PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 23rd May 2022 at East Preston Infant School, Lashmar Road, East Preston at 18:00

MEMBERS PRESENT: Councillors Christine Bowman, Kit Bradshaw, Elizabeth Linton, Glyn Mathias (Chairman), David Moore, Steve Toney and Steven Wilkinson

ALSO: Clerk to the Council, Simon Cross

Mrs Sioned Vos, East Preston & Kingston Preservation Society

The following abbreviations may appear in these Minutes:

ADC – Arun District Council;
APC – Angmering Parish Council
FPC – Ferring Parish Council;
RPC – Rustington Parish Council;
WSCC – West Sussex County Council.

AoSERA – Angmering-on-Sea Estate Residents' Association;
EPKPS – East Preston and Kingston Preservation Society;
KPC – Kingston Parish Council;
WRA – Willowhayne Residents' Association;

The meeting opened at 18:00.

Following the Annual Meeting of the Council on 9th May, the membership of this committee was Cllrs Bowman, Bradshaw, Mathias, Moore and Wilkinson. As Chairman and Vice-Chairman of the Council respectively, Cllrs Toney and Linton were entitled to attend and vote at meetings of this committee.

The following paper had been circulated in advance of the meeting and covered the first two Agenda Items:

Annual appointment of Chairman and Vice-Chairman

Committee is asked to consider the appointment of a committee Chairman for the council year 2022/23.

Committee is asked to consider the appointment of a committee Vice-Chairman for the council year 2022/23.

On 29th April, members of the committee were asked to let me know if they wished to stand for either of these posts.

Cllr Mathias has said he will stand for Chairman. Nobody has yet said they will stand for Vice-Chairman – it's not too late to let me know.

Simon Cross – **Clerk to the Council**

16th May 2022

The meeting AGREED Cllr Moore could act as a second teller alongside the Clerk.

457/22 APPOINTMENT OF A COMMITTEE CHAIRMAN FOR THE YEAR 2022/23

Cllr Mathias was appointed unopposed.

Cllr Moore confirmed all seven councillors present had voted.

458/22 APPOINTMENT OF A COMMITTEE VICE-CHAIRMAN FOR THE YEAR 2022/23

Cllr Bowman was appointed unopposed.

Cllr Moore confirmed all seven councillors present had voted.

459/22 APOLOGIES AND REASONS FOR ABSENCE

All committee members were present.

460/22 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Moore	Planning Application EP/49/22/HH	Personal; lives on the same private estate as the Application
Cllr Wilkinson	Planning Application EP/49/22/HH	Personal; Cllr Wilkinson lives on the same private estate as the Application site and is a board member of the estate

461/22 PUBLIC SESSION

No members of the public were present.

462/22 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 26th May 2022

None

Observations by 4th June 2022

None

Observations by 11th June 2022

EP/48/22/HH Erection of single storey rear extension, side extension to create garage, front porch and conversion of loft to habitable use including the installation of 1 x rear dormer following the demolition of existing rear conservatory
3 Hazelmead Drive, East Preston, BN16 1LB

Mrs Vos advised the Preservation Society would probably not object to this Application, although there was a slight concern the proposal did bring the building forward slightly, but on such a large plot, this was probably not a problem.

No public representations had been received about this Application.

The committee AGREED unanimously not to raise any objections to this Application.

EP/49/22/HH Erection of single storey rear extension with balcony over
2 Willowhayne Avenue, East Preston, BN16 1PE

Cllr Moore restated his Personal Interest in this Application and said he would not speak but would vote.

Mrs Vos said the Preservation Society would probably not object to this Application although there was a possibility of overlooking to the south of the property.

Cllr Wilkinson advised the Angmering-on-Sea Estate Residents' Association would not be objecting to this Application.

No public representations on this Application had been received.

The committee AGREED unanimously not to raise any objections to this Application.

Observations by 18th June 2022

EP/50/22/HH Erection of single storey rear infill extension, first floor side/rear extension with balcony and alterations to fenestration/openings
West House, Seafield Road, East Preston, BN16 1NA

Committee was aware this Application was within an Area of Special Character.

Mrs Vos said there would be screening needed to the eastern side of the plot, but the Preservation Society would again probably not be objecting to this Application. Mrs Vos felt the proposed development could be successfully blended into the existing property.

No public representations had been received about this Application.

The committee AGREED unanimously not to object to this Application.

463/22 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

There were no Applications in this category for the council to consider.

464/22 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

465/22 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

466/22 ANNUAL REVIEW OF THE COMMITTEE'S TERMS OF REFERENCE

The committee carried out the Annual Review of the Committee's Terms of Reference, as per the following paper which had been circulated in advance of the meeting:

Terms of Reference

Committee is asked to review and agree the committee's Terms of Reference for the coming year.

The current Terms of Reference can be found below. These were last revised, by Full Council, on 4th May 2021. With no further changes, these were readopted by the committee on 12th July 2021.

I have proposed no changes this year.

The committee AGREED to readopt the Terms of Reference as they stood.

467/22 MINUTES OF THE MEETING HELD ON 25TH APRIL 2022

The committee AGREED the Minutes could be signed as a true record of the meeting held on 25th April. Cllr Mathias duly signed the Minutes.

468/22 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 343/22 – ADC Planning Applications – EP/39/22/PL – the Clerk advised the committee had been contacted by the Planning Officer for this Application, forwarding on correspondence had with the Planning Consultant. This correspondence, and separate correspondence received from the applicants, confirmed conversations had been had about whether it was possible to retain the eyebrow details over the windows and the chimney, but that they had agreed this was not structurally possible. The committee AGREED unanimously not to change the comments it had already submitted in response to the Planning Application and to point out to the Planning Officer at least two nearby properties incorporated eyebrow details into their tiled roofs and there are more examples on the estate.

Minute 242/22 – ADC Planning Applications – EP/24/22/HH – the Clerk advised the committee the applicant had submitted a Certificate of Lawfulness Application, EP/54/22/CLP, “for a proposed partial loft conversion with hip to gable rear elevation and dormer.” As this was a Certificate of Lawfulness Application, there was not a lot the council could comment.

469/22 RECENT DECISIONS

The committee NOTED the following decisions recently made by the Local Planning Authority, ADC:

* denotes Applications against which the council raised objections

EP/18/22/CLP	Lawful development for the proposed replacement of existing conservatory with a single story rear extension... 42 Normandy Lane, East Preston	Planning Permission not required (Delegated Powers)
EP/19/22/HH	Single storey rear extension, revised dormer and raised garage roof 52, The Roystons, East Preston	Approved subject to Conditions (Delegated Powers)
EP/20/22/HH	Continuation of pitched roof above existing flat roof extension 67 Worthing Road, East Preston	Approved subject to Conditions (Delegated Powers)
EP/21/22/HH *	Installation of front dormer	35 The Ridings, East Preston Approved subject to Conditions (Delegated Powers)
EP/23/22/HH *	Conversion of roofspace to habitable... 5 Chiltern Close, East Preston	Approved subject to Conditions (Delegated Powers)
EP/24/22/HH *	Conversion of roof space to habitable... 3 Normandy Drive, East Preston	Refused (Delegated Powers)

The reasons for refusal were given as:

1. The dormer by reason of its size, location and design results in an incongruous form of development which is out of character with the immediate area in conflict with policies D DM1(1) and D DM4(a), (b) and (e) of the Arun Local Plan, Policy

3 of the East Preston Neighbourhood Plan and Section M of the Arun Design Guide.

2. The dormer by reason of its size and location, would be an overbearing form of development on No.5 Normandy Drive contrary to policies D DM1(3) and D DM4(c) of the Arun Local Plan.

EP/26/22/HH	Erection of single storey side and rear extension... 58 Sea Road, East Preston	Approved subject to Conditions (Delegated Powers)
EP/38/22/NMA	Non-material amendment [...] to replace existing high level window on ground floor... Cottage Pie, South Strand, East Preston	Approved (Delegated Powers)

470/22 COMPLIANCE MATTERS

ENF/152/21	[REDACTED]
ENF/51/22	Alleged Unauthorised Outbuildings [REDACTED]

There were no updates to the compliance cases currently being considered by ADC.

471/22 PLANNING INSPECTORATE APPEALS

C3810/W/22/3295115	Erection Of 76 No. Dwellings, Means Of Access, Public Open Space, Play Areas, Associated Infrastructure & Landscaping. This Application Is A Departure From The Development Plan, Is In Cil Zone 5 And Is Cil Liable As New Dwellings & Affects A Public Right Of Way. Land South Of Littlehampton Road and East of Worthing Road, Angmering, BN12 6PN (A/168/21/PL)
C3810/W/22/3292613	Demolition Of Existing Single Storey Projection On Host Dwelling, Removal Of Swimming Pool And Erection Of 1 No. Detached 1½ Storey Self-Build Dwelling With Detached Garage Building On Existing Garden Land. This Application Is In Cil Zone 4 And Is Cil Liable As New Dwelling. 22 Vermont Drive East Preston BN16 1LA (EP/125/21/PL)

As of the Friday prior to the meeting, neither of the above cases had any likely decision dates shown.

472/22 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report at this time.

473/22 AREAS OF SPECIAL CHARACTER

Nothing to report.

474/22 CORRESPONDENCE – REDROW HOMES SOUTHERN

The committee noted a letter from Redrow Homes related to the Planning Inspectorate Appeal, C3810/W/22/3295115. The committee did not feel the changes proposed by Redrow were sufficient.

475/22 CORRESPONDENCE – OTHER

Mrs Vos said the Preservation Society had no particular comment to make on Assets of Community Value at this time, but such a discussion would form part of any forthcoming review of the Neighbourhood Plan.

476/22 NEW MATTERS FOR THE NEXT MEETING (13TH JUNE)

Nothing was suggested.

The Meeting ended at 18:27.

Chairman: *Clr Glyn Mathias* Date: **13th June 2022**

(END)